

## Memorandum

TO: APC Ordinance Committee  
FROM: Kathy Lind, Senior Planner  
SUBJECT: North End of Monon Neighborhood Potential Rezone Request  
DATE: January 31, 2013

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In November, the Area Plan Commission heard a rezone request from the City of Lafayette for 2040 Monon Avenue. The house that had been on site was destroyed by fire and the property is currently vacant; the city purchased the lot at a tax sale. That lot, like the majority of the north end of the Monon Neighborhood, was zoned R1B. Realizing it would be both easier to build a house on the lot, as well as make any new house on the lot conform to the surrounding houses, if the property were zoned R1U, the city filed the rezone which was approved the next month by city council. (See close-up on page 4.)

This one-lot rezone served as a catalyst to both staff and the Community Development Department in our decision to spread the "U" zones to other lots in the same part of the city. We realized that because of the fairly uniform zoning pattern in the north end, a straight R1B to R1U and R2 to R2U rezone could be achieved rather easily. If APC or the city were the petitioner, it would save property owners from spending both time and money on filing rezone requests. (See zoning map page 2.)

The reason the "U" zones are better for this neighborhood is simple. Although the typical lot size in the north end meets the R1B (and most of the R2) zone standards, the houses developed in this area do not. The typical R1B subdivision built after the 1965 zoning ordinance's adoption have houses setback a uniform 25' from the right-of-way; houses built in this portion of the Monon Neighborhood were constructed decades before 1965 and were built between 5 and 20' from the right-of-way. This is a more urban pattern of development common for working class communities built during that time period. The Monon Addition was platted in 1894. (See page 3.)

If rezoned, the most dramatic change would be along the frontage of Schuyler Avenue. Currently, because it is zoned R1B and Schuyler is classified as an urban primary arterial, there is a 60' building setback from the right-of-way. (See close-up on page 5.) If any of the existing houses were destroyed and had to be rebuilt, the property owners would either have to first rezone their lot, or obtain variances from the BZA, or re-build their house in what used to be their backyard. Rezoning the Schuyler Avenue frontage to R1U would create a 15' front setback, very similar to the existing development pattern.

A comparison of the existing zones, the proposed zones, and a typical developed lot within that existing zone in the Monon Neighborhood is attached (See page 6). Because the proposal only has one property that would change from R3 to R3U, a comparison of those two zones was not included; however, the change in setbacks would be identical to that of the R2 and R2U zones.

The proposed rezone would be a win-win for the property owners and would not in any way be detrimental to the Monon Neighborhood. It would simply be getting rid of inappropriate suburban development standards, and imposing the better fitting urban standards within this historic neighborhood.

### **STAFF RECOMMENDATION:**

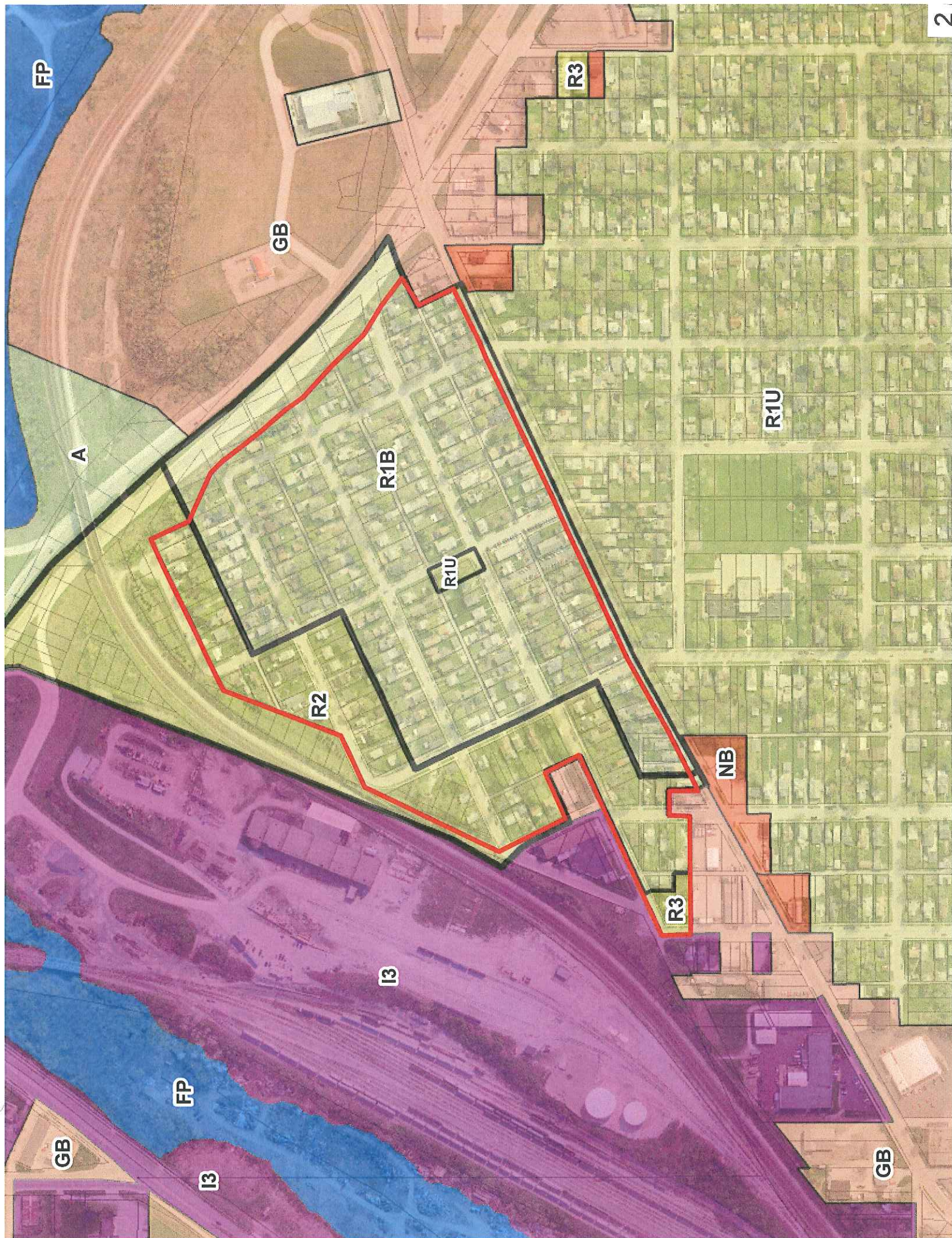
A motion to send this proposed rezone to the APC for action at its March meeting.





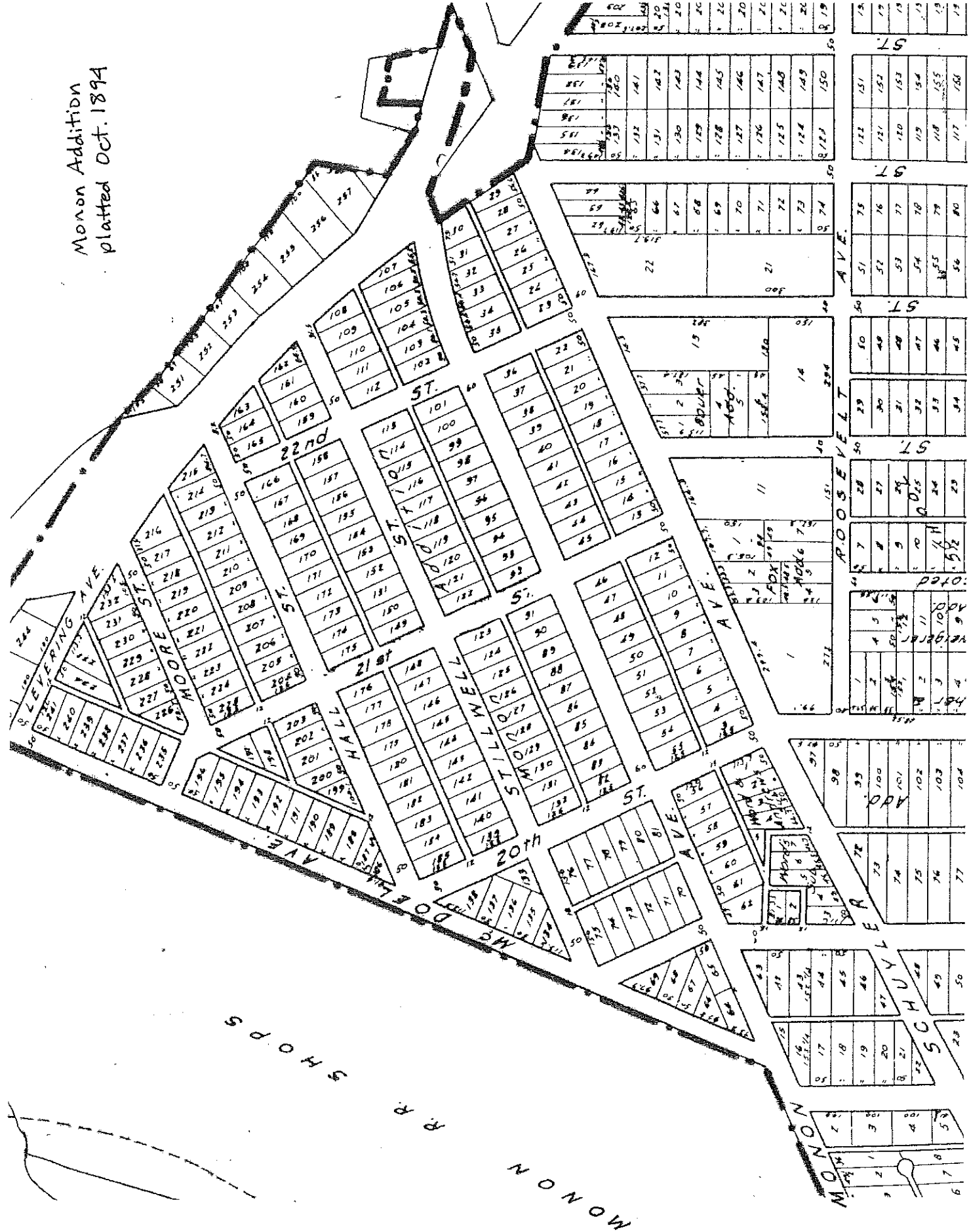
1. Subject Property
2. Current Zoning Map
3. Monon Addition Plat
4. Close-up of Monon and 21st Street w/ setbacks
5. Close-up of Schuyler blockface with setbacks
6. Comparison Chart of Zone Requirements







Monon Addition  
platted Oct. 1894





**RIB**



**RIU**

2040 Monon Avenue  
(Z-2512)







Comparison of the Current Zone Requirements, the Proposed Zone Requirements, and the Typical Developed Lot within that Zone in the North End of Monon Neighborhood

Standards	Current R1B zone requirements	Proposed R1U zone requirements	Typical Developed Lot within R1B
Minimum Lot Width	50'	40'	50'
Minimum Lot Area	6000 sq.ft.	4000 sq.ft.	6250'
Maximum Lot coverage	35%	40%	30%
Minimum Vegetative coverage	35%	30%	40%
Setback from Schuyler and US 52 frontages	60'	15'	15' to 20' typical (3' shortest, 81' longest)
Setbacks from all other streets	25'	15'	5' to 20' typical
Rear setback (house)	25'	20'	Varies widely
Rear setback (detached garage)	4' (adj. to 12' alley)	3' (adj. to 12' alley)	Generally less than 5'
Side setback (house)	5'	6'	Generally less than 10'
Side setback (detached garage)	5'	4'	Generally less than 5'

Standards	Current R2 zone requirements	Proposed R2U zone requirements	Typical Developed Lot within R2
Minimum Lot Width	60'	40' (60' for duplex)	50'
Minimum Lot Area	7500 sq.ft.	4000 sq.ft. (6000 for duplex)	6250'
Maximum Lot coverage	30%	35%	30%
Minimum Vegetative coverage	30%	30%	40%
Setback from Schuyler	60'	15'	Only 1 lot: 4'
Setbacks from all other streets	25'	15'	15' to 22' typical (4' shortest, 53' longest)
Rear setback (house)	25'	20'	Varies widely
Rear setback (detached garage)	4' (adj. to 12' alley)	3' (adj. to 12' alley)	Generally less than 5'
Side setback (house)	6'	6'	Generally less than 10'
Side setback (detached garage)	6'	4'	Generally less than 5'

There is no difference in parking standards between R1B and R1U zones, nor is there any difference between R2 and R2U zones. The only differences in the Permitted Use Table of the Unified Zoning Ordinance between the R1B/R2 zones and the U zones are negligible. They include: crop production, forestry, swimming clubs, tennis clubs, and colleges. These uses are permitted in R1B and R2 but not in the R1U or the R2U zones.